

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>04-105</u>	<u>THE MISSION OF TAO-CONFUCIANISM OF MIAMI, INC.</u>
<u>04-392</u>	<u>ROBERTO DIAZ & ROBERTO J. DIAZ</u>
<u>05-010</u>	<u>ESTHER PASCUAL</u>
<u>05-065</u>	<u>ORLANDO HERNANDEZ</u>
<u>05-124</u>	<u>CONCEPCION M. ALVAREZ & MAGALY NETO</u>
<u>05-136</u>	<u>AHERN-PLUMMER, INC.</u>
<u>05-222</u>	<u>EVELIO E. RAMIREZ</u>
<u>05-295</u>	<u>ROSA M. SABATELA</u>
<u>05-296</u>	<u>NESTOR & MARIA PORTOCARRERO</u>
<u>05-314</u>	<u>ALEXIS HERNANDEZ</u>
<u>05-315</u>	<u>BENIGNO & NIEVES VALDES</u>
<u>05-350</u>	<u>MARCELINO TOTORICA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/1/05 TO THIS DATE:

HEARING NO. 05-9-CZ10-2 (04-105)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: THE MISSION OF TAO-CONFUCIANISM OF MIAMI, INC.

Applicant is requesting to permit an addition to a residence resulting in a lot coverage of 24.2% (15% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence of the Mission of Tao-Confucianism of Miami, Inc.," as prepared by Emilio Castro, P.E., consisting of 4 sheets and dated 10/19/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 9, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: 395 N.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.03 Gross Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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THE FOLLOWING HEARING WAS DEFERRED FROM 12/1/05 TO THIS DATE

HEARING NO. 05-12-CZ10-1 (04-392)

12-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: ROBERTO DIAZ & ROBERTO J. DIAZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE TO REQUEST #1, REQUEST # 2:

(2) Use variance to permit RU-5A uses in the RU-1 zone.

AND WITH EITHER REQUEST, THE FOLLOWING:

- (3) Application is requesting to permit a lot area of 7,280 sq. ft. (10,000 sq. ft. required).
- (4) Application is requesting to permit a frontage of 52' (75' required).
- (5) Applicant is requesting to permit an office building setback 7.17' (15' required) from the interior side (west) and setback 10.68' (15' required) from the interior side (east) property lines.
- (6) Applicant is requesting to permit a two-way driveway 7.21' wide (20' required).
- (7) Applicant is requesting to permit a minimum parking back out of 15' (22' required).
- (8) Applicant is requesting to permit a landscape greenbelt 4' wide (7' wide required) along the right-of-way.
- (9) Applicant is requesting to permit a 2' wide landscape buffer (5' required) between dissimilar land uses along the interior side (east) property line.
- (10) Applicant is requesting to permit a maximum lawn area of 47.37% (30% maximum permitted).
- (11) Applicant is requesting to permit a 6' high chain link fence (5' high masonry wall required) along the interior sides west and east) and rear (north) property lines where the RU5-A property abuts residential zoned property.
- (12) Applicant is requesting to waive the zoning regulations requiring Coral Way (SW 24 Street) to be 100' wide; to permit 37.5' of dedication (50' required) for the north side of Coral Way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #12 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Roberto Jesus Diaz and Roberto Diaz," as prepared by RTF, consisting of 3 sheets dated stamped received 8/30/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, less the east 4', and the south 10' thereof; and the east 6' of Lot 23, less the south 10' thereof, of TAMIAMI ACRES PLAN NO. 2, Plat book 5, Page 74.

LOCATION: 6465 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' x 140'

RU-1 (Single Family Residential)

RU-5A (Semi-Professional Offices)

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Council Area 10

Comm.

Dist. 6

APPLICANT: AHERN-PLUMMER, INC.

RU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: PARCEL "A": Lots 16 & 17 in Block 18, and Lots 14-16, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 14 –16, Block 19 and the south 20' of Lots 16 & 17, Block 18, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: All that part of said Lot 14, which lies within the external area formed by a 20' radius arc concave to the Northwest, tangent to the east line of said Lot 14 and tangent to the north line of the south 20' of said Lot 14; ALSO LESS: All that part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17; AND: PARCEL "B": Lot 17 in Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; LESS: The south 20' of Lots 17, Block 19, AMENDED PLAT OF CENTRAL MIAMI, PART ONE, Plat book 10, Page 75; AND LESS: That part of said Lot 17 which lies within the external area formed by a 25' radius arc concave to the Northeast, tangent to the west line of said Lot 17 and tangent to the north line of the south 20' of said Lot 17.

LOCATION: Lying North of SW 40 Street (Bird Road), between the Northeast corner of S.W. 60 Court and approximately 100' East of S.W. 60 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.57 Acre

RU-1 (Single-Family Residential)

BU-1A (Business – Limited)

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HEARING NO. 06-1-CZ10-4 (05-222)

2-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: EVELIO E. RAMIREZ

- (1) Applicant is requesting to permit an addition to a duplex residence setback 22'2" (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit the duplex residence with a lot coverage of 36% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Addition Bedroom/Bath & TV Room," as prepared by Carlos Muller, Architect, dated stamped received 8/3/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 17, Block 33, WINONA PARK, 1ST ADDITION, Plat book 17, Page 49.

LOCATION: 7505-07 N.W. 2 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 125'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: ESTHER PASCUAL

- (1) Applicant is requesting to permit a covered terrace addition to a duplex residence setback 2.58' (25' required) from the rear (east) property line and setback varying from 2.4' to 3.5' (7.5 required) from the interior side (north) property line.
- (2) Applicant is requesting to permit a spa setback 4' (7.5' required) from the rear (east) property line.
- (3) Applicant is requesting to permit the duplex residence with a lot coverage of 37.69% (30% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approved of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled "Duplex Conversion & Terrace Legalization," as prepared by Antonio Acosta, dated stamped received 9/1/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 10, Resubdivision of Blocks 5 & 10, MIAMI GATEWAY, Plat book 49, Page 77.

LOCATION: 1145 S.W. 74 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 81.08' x 110'

PRESENT ZONING: RU-2 (Two-family residential)

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APPLICANT: ORLANDO HERNANDEZ

- (1) Applicant is requesting to permit a duplex residential lot with a frontage of 50' (75' required).
- (2) Applicant is requesting to permit a lot coverage of 33% (30% permitted).
- (3) Applicant is requesting to permit the duplex residence setback 60' from the front (Southwest) property line (50' maximum allowed).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (alternative Site Development Option) and requests #1 - #3 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Duplex for- Mr. Orlando Hernandez," as prepared by Juan J. Farach, Architects-Planners, Sheet A-1 dated stamped received 8/2/05 and the remaining 2 sheets dated stamped received 3/8/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 14 & 15, Block 24, of WINONA PARK, 1ST ADDITION, Plat book 17, Page 49.

LOCATION: 51 Northwest Boulevard, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 150'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANTS: CONCEPCION M. ALVAREZ & MAGALY NETO

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building with a lot area of 8,284.91 sq. ft. (10,000 sq. ft. required).
- (3) Applicant is requesting to permit the office building setback 9' (15' required) from the interior side (south) property line.
- (4) Applicant is requesting to permit a 5' high decorative wall (6' high masonry wall, fence or hedge required) along the rear property line abutting dissimilar land uses to the east.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Aguad Proposed Zoning Change," as prepared by Juan A. Rodriguez, R. A., 3 sheets dated stamped received 10/5/05 & 2 sheets dated stamped received 12/13/05 for a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 2, PARKWEST ESTATE, 1st ADDITION, Plat book 104, Page 46.

LOCATION: 3801 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 83'10" x 98'10"

RU-1 (Single-Family Residential)
RU-5A (Semi-Professional Offices)

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APPLICANT: ROSA M. SABATELA

- (1) Applicant is requesting to permit an addition to a single-family setback 4.58' (7.5' required) from the interior side (east) property line and setback 12.58' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to permit the single-family residence setback 21.97' (25' required) from the front (north) property line
- (3) Applicant is requesting to permit a swimming pool setback 68.1' (75' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rosa Maria Sabatela," as prepared by Mario Coro, Sheets EA-1 & PA-1 dated stamped received 1/6/06 and the remaining 3 sheets dated stamped received 9/19/05 for a total of 5 sheets.

SUBJECT PROPERTY: Lot 8, Block 7, ASCOT PARK, Plat book 53, Page 99.

LOCATION: 9270 S.W. 41 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANTS: NESTOR & MARIA PORTOCARRERO

- (1) Applicants are requesting to permit a garage addition to a single-family residence setback 20' (25' required) from the front (south) property line.
- (2) Applicants are requesting to permit a porch addition to a single-family residence setback 11.5' (15' required) from the side street (west) property line.
- (3) Applicants are requesting to permit a bedroom addition to a single-family residence setback 15' (25' required) from the rear (north) property line and setback 11.5' (15' required) from the side street (west) property line.
- (4) Applicants are requesting to permit an 8'10" high arched entry wall door (6' high permitted) along the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. & Mrs. Portocarrero," as prepared by David Prada, Architect and dated 9/15/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 19, CORAL WAY HEIGHTS, Plat book 14, Page 10.

LOCATION: 2755 S.W. 58 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55' x 127'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: ALEXIS HERNANDEZ

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback a minimum of 20.9' (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit the residence setback varying from 20.81' to 24.65' (25' required) from the front (east) property line.
- (3) Applicant is requesting to permit an accessory utility building setback 5.35' (7.5' required) from the interior side (south) property line and setback 63.61' (75' required) from the front (east) property line and to be spaced 9.75' (10' required) from the residence.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed CBS Addition for Mrs. Alexis Hernandez," as prepared by G. A. Rodriguez, R. A., dated stamped received 9/21/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 2, PARKWEST ESTATES, 1st ADDITION, Plat book 104, Page 46.

LOCATION: 3804 S.W. 105 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,500 sq. ft.

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANTS: BENIGNO & NIEVES VALDES

- (1) Applicants are requesting to permit an addition to a single-family residence setback a minimum of 6.75' (7.5' required) from the interior side (south) property line and setback 17.92' (25' required) from the rear (west) property line.
- (2) Applicants are requesting to permit an accessory structure (barbecue) setback 3.16' (5' required) from the rear (west) property line & spaced 5.7' (10' required) from the residence.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Zoning Hearing for: Mr. & Mrs. Valdez," as prepared by Mario Coro, Registered Architect, consisting of four sheets and dated stamped received 10/05/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 48, SECOND ADDITION TO WESTWOOD LAKE, Plat book 60, Page 5.

LOCATION: 4220 S.W. 111 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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HEARING NO. 06-2-CZ10-8 (05-350)

8-54-40
Council Area 10
Comm. Dist. 11

APPLICANT: MARCELINO TOTORICA

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 16'10" (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a lot coverage of 35.1% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Marcelino Totorica," as prepared by Alberto L. Ribas, P. E., dated 10/17/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 16, Block 1, LOYOLA ESTATES, Plat book 105, Page 26.

LOCATION: 10457 S.W. 23 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75.01' x 102.75'

PRESENT ZONING: RU-1 (Single-Family Residential)

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